

AN ORDINANCE 2006-06-15-0724

APPROVING A TOTAL CONSTRUCTION PROJECT AMOUNT OF \$1,234,602.00, TO INCLUDE AWARDING A \$932,000.00 CONTRACT WITH PECO ADMINISTRATION, L.L.C., DBA PECO CONSTRUCTION, CO., LTD., AND A \$94,000.00 CHANGE ORDER FOR THE COMPLETE MOBILIZATION, PREPARATION, REPAINTING, AND PROTECTIVE COATING APPLIED TO EXISTING EXTERIOR STEEL FRAMING, STANCHIONS, BASE CONNECTIONS, MAST ELEMENTS, CABLE SYSTEM AND OTHER EXISTING PAINTED ELEMENTS INCLUDING THE MARQUEE SIGN AT THE ALAMODOME, IN CONNECTION WITH THE ALAMODOME SELECTED EXTERIOR REPAINTING PROJECT, AN AUTHORIZED HOTEL MOTEL OCCUPANCY TAX REVENUE BOND FUNDED PROJECT IN DISTRICT 2; AND APPROPRIATING FUNDS.

* * * * *

WHEREAS, the Project was advertised in February, 2006; and

WHEREAS, the Competitive Sealed Proposal process was used in connection with the Alamodome Selected Exterior Repainting Project; and

WHEREAS, the competitive sealed proposal submitted by **PECO Administration, L.L.C. d/b/a PECO Construction Co., Ltd.** was selected as the best value for the City; and

WHEREAS, a Change Order in the amount of \$94,000.00 is now necessary for improvements that include adding a clear ultra violet protective coating to the paint to extend the life of the new coating; and

WHEREAS, approval of this Ordinance will be a continuation of City Council policy to participate in the previously approved Hotel Motel Occupancy Tax Revenue Bond funded projects; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Competitive Sealed Proposal of **PECO Administration, L.L.C. d/b/a PECO Construction Co., Ltd.** in the amount of \$932,000.00 offering the best value for construction services in connection with with the Alamodome Selected Exterior Repainting Project is hereby accepted. The amount of \$102,600.00 for Project Contingency, \$79,002.00 for Capital Administrative Costs, \$2,000.00 for advertising expenses, and \$25,000.00 for Environmental Services are hereby authorized.

SECTION 2. All other competitive sealed proposals will be considered rejected upon execution of a contract by a successful proposer and the deposit of all required bonds and insurance certificates or the expiration of ninety days from the effective date hereof, whichever comes first.

SECTION 3. The City Manager or her designee is hereby authorized to execute a standard form contract covering said Project in substantially the same form as the City's Standard Form Contract for Construction.

SECTION 4. Change Order No. 1 in the amount of \$94,000.00 is hereby approved. The City Manager or her designee is hereby authorized to execute Change Order No. 1 in the amount of \$94,000.00 to the contract with **PECO Administration, L.L.C. d/b/a PECO Construction Co., Ltd.** in connection with the Alamodome Selected Exterior Repainting Project. A copy of Change Order No. 1 is attached hereto and incorporated herein for all purposes as **Exhibit A.**

SECTION 5. The following financial adjustments are hereby approved:

A. The amount of \$1,234,602.00 is appropriated in fund 47001000, 1996 Convention Center Expansion Project, WBS RB-00075-01-01-24 GL account 6102100 – Interfund Transfer out entitled Transfer to 45-00005-90-01. The amount of \$1,234,602.00 is authorized to be transferred to fund 45099000.

B. The budget in fund 45099000, Project Definition 45-00005, Alamodome Steel and Cable Repainting, shall be revised by increasing WBS element 45-00005-90-01 entitled Trf Fr RB-00075-01-01-24, GL account 6101100 – Interfund Transfer In, by the amount of \$1,234,602.00.

C. The amount of \$1,026,000.00 is appropriated in Fund 45099000, General Obligation Capital Projects, Project Definition 23-00138, 45-00005, Alamodome Steel and Cable Repainting, WBS element 45-00005-05-02-01, entitled City Construction, G/L Account 5201140, and is authorized to be encumbered and made payable to PECO Administration, L.L.C., d/b/a PECO Construction Co., Ltd. for construction expenses.

D. The amount of \$102,600.00 is appropriated in Fund 45099000, General Obligation Capital Projects, Project Definition 45-00005, Alamodome Steel and Cable Repainting, WBS element 45-00005-05-04, entitled Construction Capital Administration, G/L Account 5402010, and is authorized to be encumbered and made payable for project contingencies.

E. The amount of \$79,002.00 is appropriated in Fund 45099000, General Obligation Capital Projects, Project Definition 45-00005, Alamodome Steel and Cable Repainting, WBS element 45-00005-05-03, entitled Project Contingency, G/L Account 5201140, and is authorized to be encumbered and made payable for Capital Administrative Costs.

F. The amount of \$2,000.00 is appropriated in Fund 45099000, General Obligation Capital Projects, Project Definition 45-00005, Alamodome Steel and Cable Repainting, WBS element 45-00005-05-01, entitled Advertise, G/L Account 5201150, and is authorized to be encumbered and made payable for advertising.

G. The amount of \$25,000.00 is appropriated in Fund 45099000, General Obligation Capital Projects, Project Definition 45-00005, Alamodome Steel and Cable Repainting, WBS element 45-00005-04-02, entitled Environmental Costs, G/L Account 52010400, and is authorized to be encumbered and made payable for environmental costs.

SECTION 6. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager, or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 7. This Ordinance shall be effective on June 25, 2006.

PASSED AND APPROVED this the 15th day of June, 2006.

ATTEST:

Lucia M. Viced
CITY CLERK

APPROVED AS TO FORM:

Stephen J. Ward
City Attorney

Phil Hardberger
M A Y O R

PHIL HARDBERGER

Agenda Voting Results

Name: 11.

Date: 06/15/06

Time: 03:58:06 PM

Vote Type: Multiple selection

Description: An Ordinance approving a total construction project amount of \$1,234,602.00, to include awarding a \$932,000.00 contract with PECO Administration, L.L.C., dba PECO Construction, Co., Ltd., and a \$94,000.00 Change Order for the complete mobilization, preparation, repainting, and protective coating applied to existing exterior steel framing, stanchions, base connections, mast elements, cable system and other existing painted elements including the marquee sign at the Alamodome, in connection with the Alamodome Selected Exterior Repainting project, an authorized Hotel Motel Occupancy Tax Revenue Bond funded project in District 2; and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8	Not present			
KEVIN A. WOLFF	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR	Not present			



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
FIELD ALTERATION REQUEST

Form PW-15A
Rev. 2/2006
(Submit 2 Originals)

Date Prepared: June 15, 2006 Field Alteration No. PW - 01 Project No. _____

Project Name: Alamodome Steel & Cable Repainting - Selected Exterior Repainting
(Project Name as shown on the Work Project Authorization)

The revision or amendment described below is to the work originally or previously specified is hereby requested, including all changes in costs. (Describe work to be added or deleted, including SAP Material number. Attach a revised plan sheet affected or drawings.)

Additional clear ultra-violet protective coating over the completed paint coating

Justification for Proposed Alteration (Describe in detail why this work is to be added or deleted. Use attachments if necessary.):

Volunteered as an alternate by the offering contractor as an additional measure to enhance the appearance and extend performance. Recommended by the consultant.

Field Alteration will result in change to Contract Cost as: ☒ Increase ☐ Decrease \$ 94,000.00

Field Alteration will result in change to Contract Days as: ☒ Increase ☐ Decrease # Days 15
(To be negotiated by the Contractor and the City.) ☐ Working Days ☒ Calendar Days

REQUESTED BY:

City, Consulting Engineer/ Architect, Other (Please Specify)	Date	Contractor	Date
		Title: Bruce McOsker	
		Firm: PECO	

RECOMMENDED BY:

Consultant (Project Engineer/Architect Only)	Date	Others: Alamodome	Date
Firm: MarmonMokLLP		(If required; i.e., City Dept., S.A.W.S., etc.)	
COSA Project Manager	Date	COSA Capital Programs Manager	Date

APPROVED BY:

City Engineer	Date	Director of Public Works (If over \$25,000)	Date
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-----FOR CITY USE ONLY-----

Ordinance Required: ☐ Yes ☐ No ☐ FA Amount \$25,000 (+ or -) ☐ Additional funds required \$ _____

WBS Element: _____

WBS Element: _____

Original Contract Amount: \$ _____

Construction Contingency Fund: \$ _____

Previous Approved FAs: \$ _____

Previous Approved FA: \$ _____

This Field Alteration: \$ _____

This Field Alteration: \$ _____

Total: \$ _____

Total Field Alterations: \$ _____

Balance: \$ _____

Fund #: _____ Ordinance #: _____ Ordinance Date: _____

Purchase Requisition #: _____ Contract #: _____ Purchase Order #: _____

NOTE: This form is a local government record and shall be retained with supporting documents.

EXHIBIT A
To Ordinance No. _____
Passed on June 15, 2006

Code, Section 201. Provide two (2) originals with

Agenda item #11

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager

FROM: Thomas G. Wendorf, P.E., Director of Public Works

SUBJECT: Alamodome Steel & Cable Repainting – Selected Exterior Repainting

DATE: June 15, 2006

SUMMARY AND RECOMMENDATIONS

An ordinance accepting the best qualified Competitive Sealed Proposal, awarding a construction contract and appropriating funds in the amount of \$932,000.00 payable to PECO Administration, L.L.C. d/b/a PECO Construction, Co., Ltd., authorizing \$102,600.00 for Project Contingency, an amount not to exceed \$79,002.00 for Capital Administrative Costs, \$2,000.00 for advertising expenses, and \$25,000.00 for Environmental Services; and approving a Change Order in the amount of \$94,000.00 for improvements, for a total ordinance construction project amount of \$1,234,602.00 in connection with the Alamodome Selected Exterior Repainting project, an authorized Hotel Motel Occupancy Tax Revenue Bond funded project located in Council District 2. This item represents a portion of a total estimated project cost of \$2,346,940.00.

The Change Order is necessary for improvements that include adding a clear ultra violet protective coating to the paint which will stabilize the result and extend the life of the new coating and adding an additional fifteen (15) days to the contract for application of the coating.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This project provides for the complete mobilization, preparation and repainting of existing exterior steel framing, stanchions, base connections, mast elements, cable system and other existing painted elements including the marquee sign at the Alamodome. Facility events and operations will be ongoing throughout the duration of the project. Project construction is anticipated to begin in June 2006 and to be completed by October 2006.

This project was advertised in the Commercial Recorder, the San Antonio Informer, and La Prensa in February 2006. In addition, the announcement was made on TVSA through the Small Business Economic Development Advocacy (SBEDA) Office. Plans were available for review at the office of Marmon Mok, L.L.P. located at 700 N. St. Mary's Suite 1600, San Antonio, Texas 78205. Competitive Sealed Proposals for the project were opened on March 22, 2006 with two (2) firms responding. Of these, PECO Administration, L.L.C. d/b/a PECO Construction, Co., Ltd. was the number one ranked firm. A matrix reflecting the outcome of the evaluations is included herein as Attachment 2.

PECO Administration, L.L.C. d/b/a PECO Construction, Co., Ltd. currently has no active contracts with the City.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of City Council policy to participate in the previously approved Hotel Motel Occupancy Tax Revenue Bond funded projects.

FISCAL IMPACT

This is a one-time capital improvement expenditure in the amount of \$1,234,602.00 within budget and included in the FY 06-11 Capital Improvement Program Budget. Funds in the amount of \$1,234,602.00 are available from Hotel Motel Occupancy Tax Revenue Bonds and are authorized to be appropriated and payable as follows:

\$ 1,026,000.00	payable to PECO Administration, L.L.C. d/b/a PECO Construction, Co., Ltd. for construction expenses
\$ 102,600.00	for project contingency
\$ 79,002.00	for capital administrative costs
\$ 25,000.00	for Environmental Services
\$ 2,000.00	for advertising expenses

COORDINATION

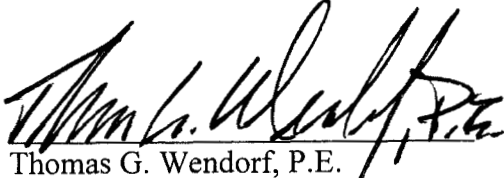
This request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department, the Historic and Design Review Commission, and the Alamodome.

SUPPLEMENTARY COMMENTS

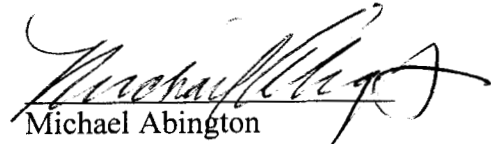
This construction contract was developed utilizing the competitive sealed proposal; therefore, a Discretionary Contracts Disclosure Form is attached.

ATTACHMENTS

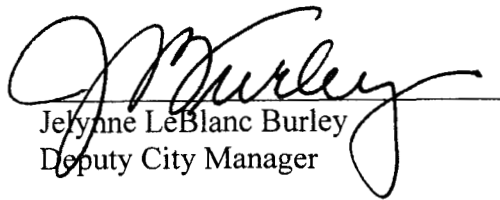
1. Project Map
2. Bid Tabulation
3. Evaluation of Qualification Statements Review Summary
4. Discretionary Contract Disclosure Form



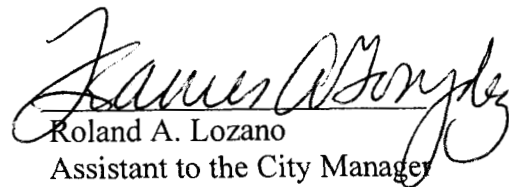
Thomas G. Wendorf, P.E.
Director of Public Works



Michael Abington
Director of Alamodome

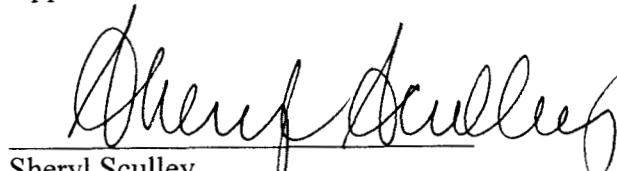


Jelynn LeBlanc Burley
Deputy City Manager



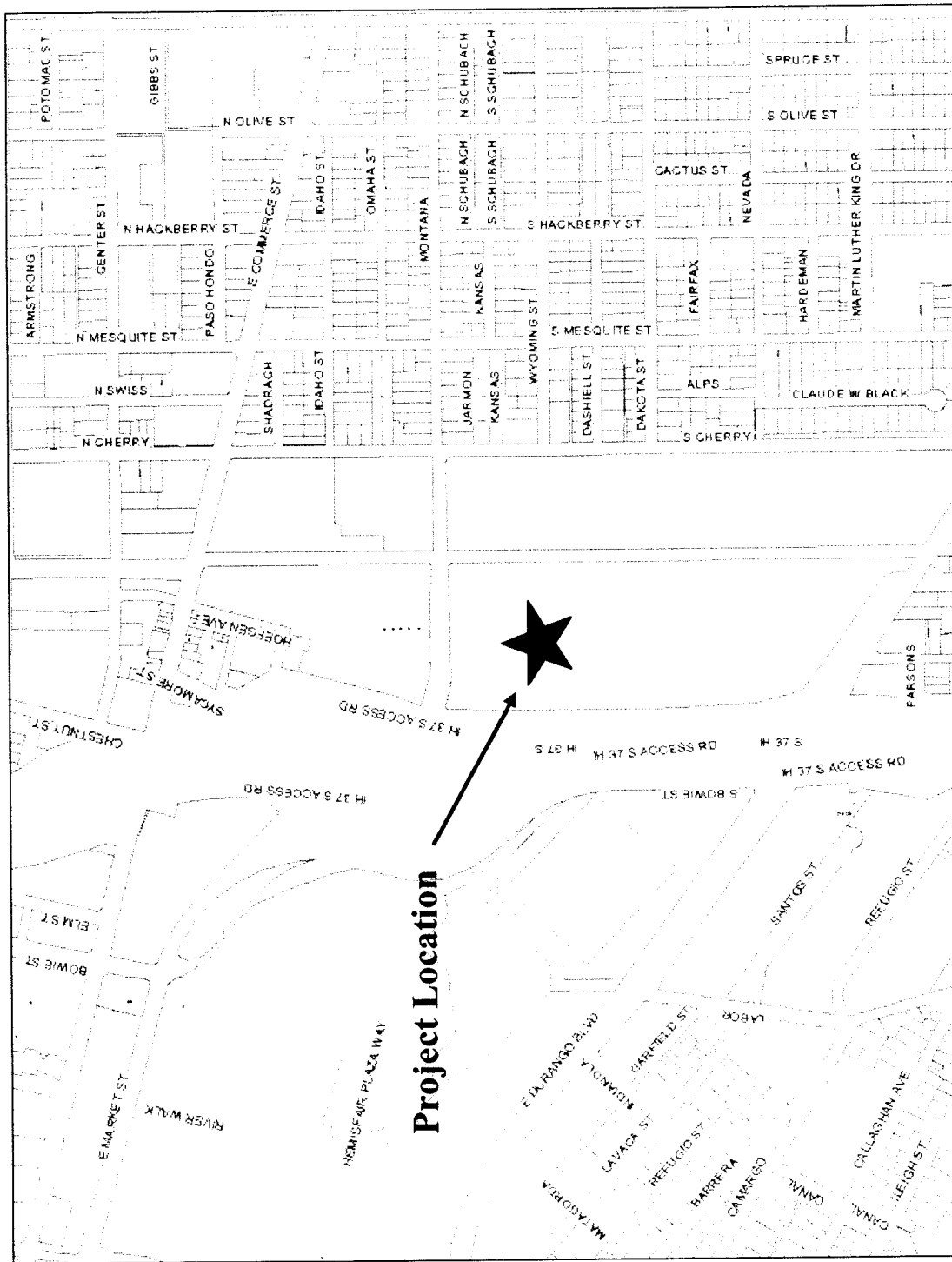
Roland A. Lozano
Assistant to the City Manager

Approved for Council Consideration:



Sheryl Sculley
City Manager

Alamodome Selected Exterior Repainting
100 Montana Street
Council District No. 2



Competitive Sealed Proposal - Alamodome Selected Exterior Repainting

[illegible]

NOTE: This form is a local government record and shall be retained in accordance with the provisions of the Local Government Code, Section 201. Evaluators must complete and sign this form, then submit to the Public Works Department/ Contract Services Office for retention.

City of San Antonio

Discretionary Contracts Disclosure

For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)

Attach additional sheets if space provided is not sufficient.

State "Not Applicable" for questions that do not apply.

Disclosure of Parties, Owners, and Closely Related Persons

For the purpose of assisting the City in the enforcement of provisions contained in the City Charter and the Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any individual who would be a party to the discretionary contract:

Tom Wright

George Wright

--and/or--

(2) the identity of any business entity that would be a party to the discretionary contract:

PECO Construction Co., Ltd.

and the name of:

(A) any individual or business entity that would be a subcontractor on the discretionary contract:

Paradise Painting

and the name of:

(B) any individual or business entity that is known to be a partner or a parent or subsidiary business entity, or any individual or business entity who would be a party to the discretionary contract:

Jesse Cantu

(3) the identity of any lobbyist or public relations firm employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract:

¹A business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

Section 00441

Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any current or former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an individual or an entity include, but are not limited to, contributions made by the officers, owners, attorneys or registered lobbyists of the individual or the entity.

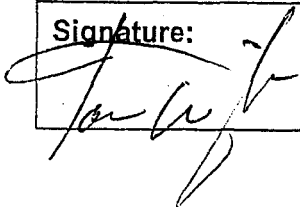
By Whom Made:	To Whom Made:	Amount:	Date of Contribution:
N/A			

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), by participating in official action relating to the discretionary contract.

None

This form is required to be supplemented in the event there is any change in the information under (1), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

Signature: 	Title: President	Date: March 22, 2006
	Company: PECO Construction Co., Ltd.	

² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.